



FOR SALE

1.15 Acres Vacant Land
N Canton Center Rd. & Hanford Rd.
Canton, MI 48187



Listing Summary:

- Prime Development Opportunity
- Plot Size: 1.15 Acres
- Sale Price: \$885,000
- Zoning: Community Commercial (C2)
- High-Traffic Suburban Intersection
- Suitable for Retail, Medical, & Office
- Proximity to Ford Rd. and I-275



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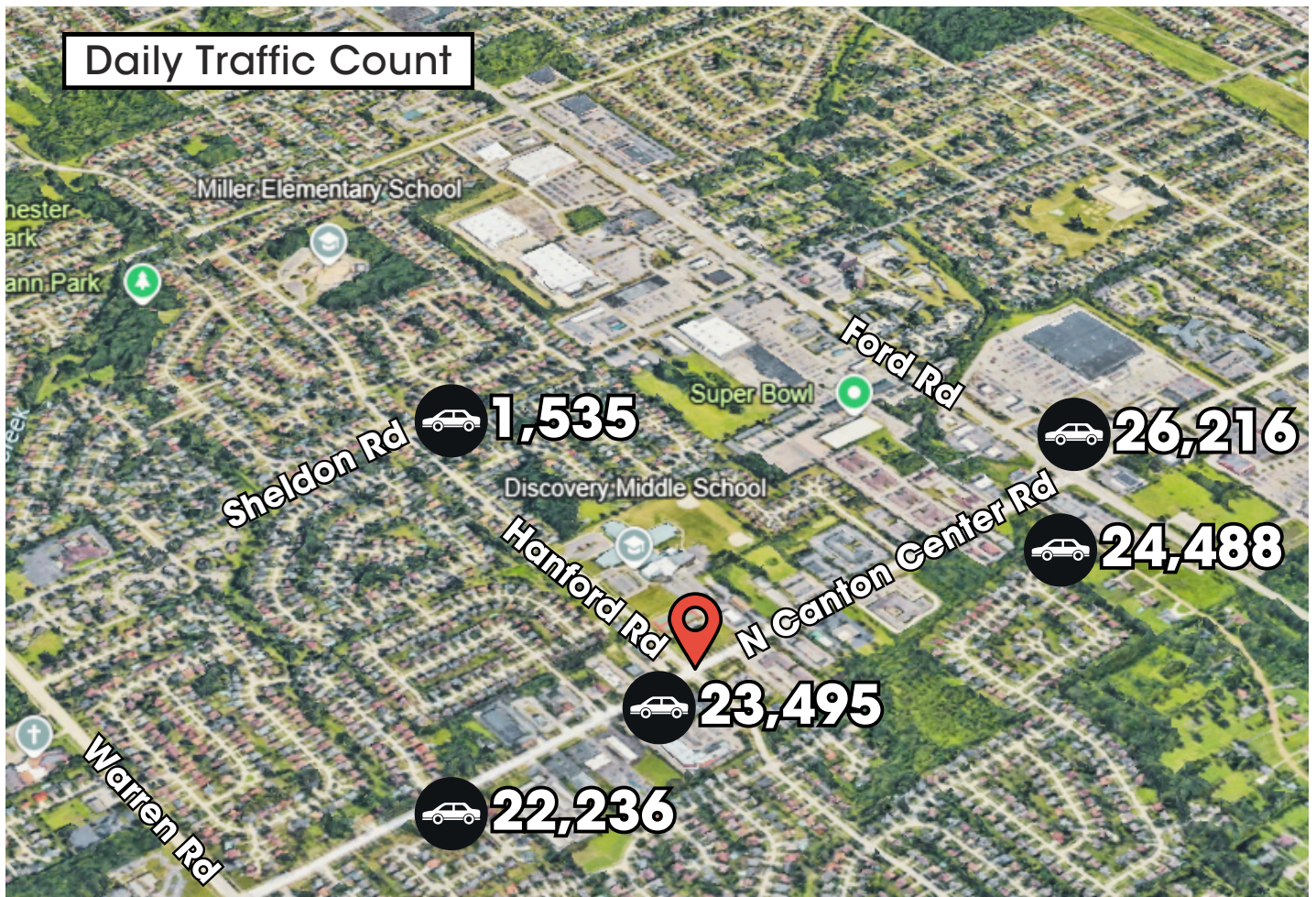


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Property Description:

Located at the southeast corner of North Canton Center Rd. and Hanford Rd. in Canton Township, the site enjoys high visibility with a high traffic count, providing maximum exposure for commercial opportunities. With the versatile zoning of Community Commercial, this premium intersection would be well suited for healthcare practices, financial institutions, general offices, restaurants, neighborhood shopping, daycare providers, and more.

Canton Township is a vibrant and affluent suburban hub and one of the fastest growing communities in Michigan. In 2022, the planning division tracked 23 ongoing housing projects, totaling to approximately 3,500 new units. With such rapid growth for this upscale community, there is a clear demand for complementary services and amenities, which this rare opportunity can perfectly accommodate.



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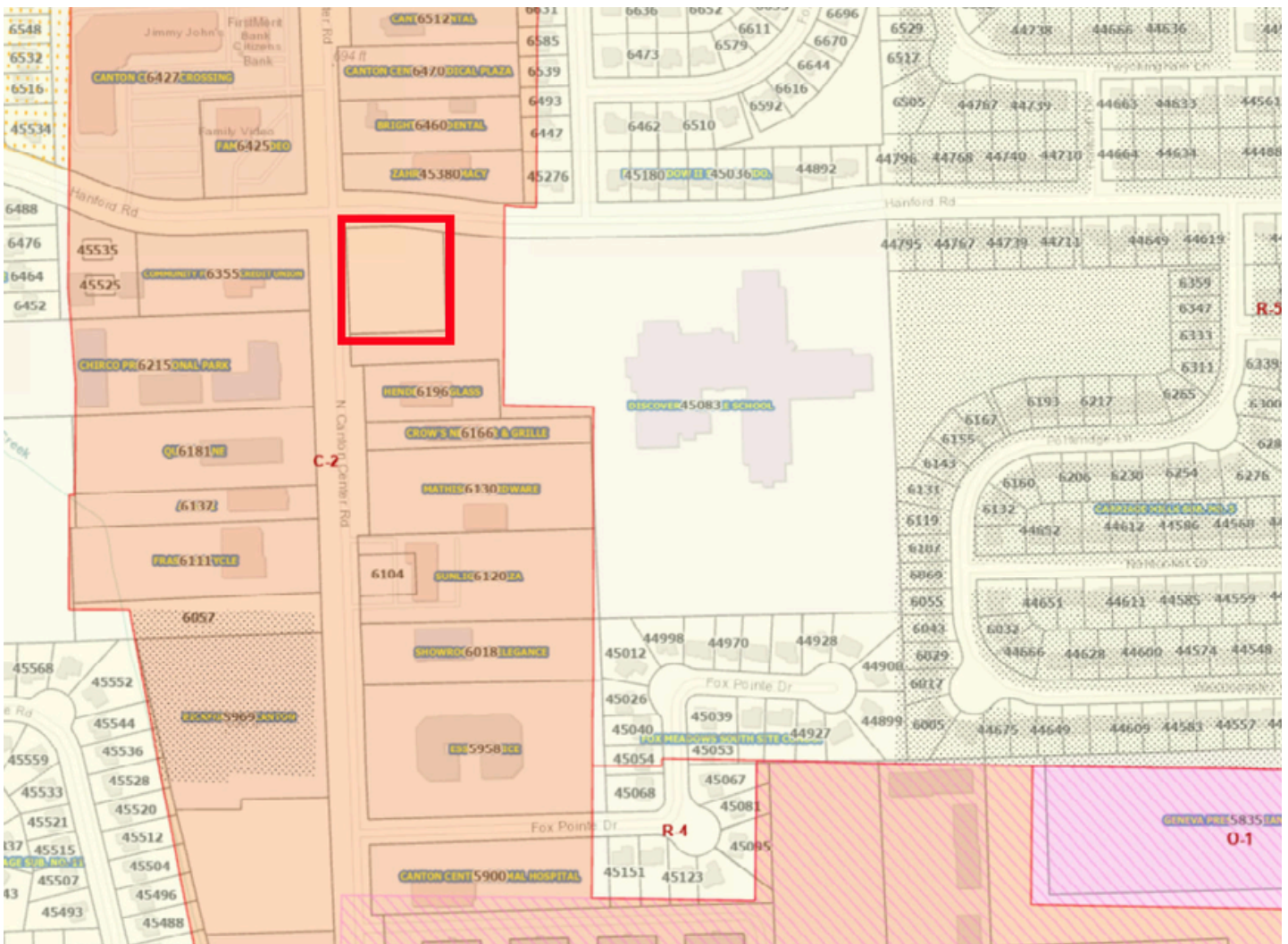
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Community Commercial (C2) Zoning:

- Administrative & Professional Offices
- Banks & Financial Institutions
- General Retail Services
- General Retail Dry Good Stores
- Convenient Stores
- Dental & Medical Offices & Labs
- Veterinary Clinics
- Religious Institutions
- Restaurants, Bars & Lounges
- Bakeries & Caterers
- Beauty Salons, Barber Shops & Spas
- Fitness Centers & Dance/Art Studios
- Adult & Child Daycare Centers
- Laundromats & Dry Cleaners
- Banquet & Meeting Halls
- Trade/Contractor Showrooms/Offices/Workshops



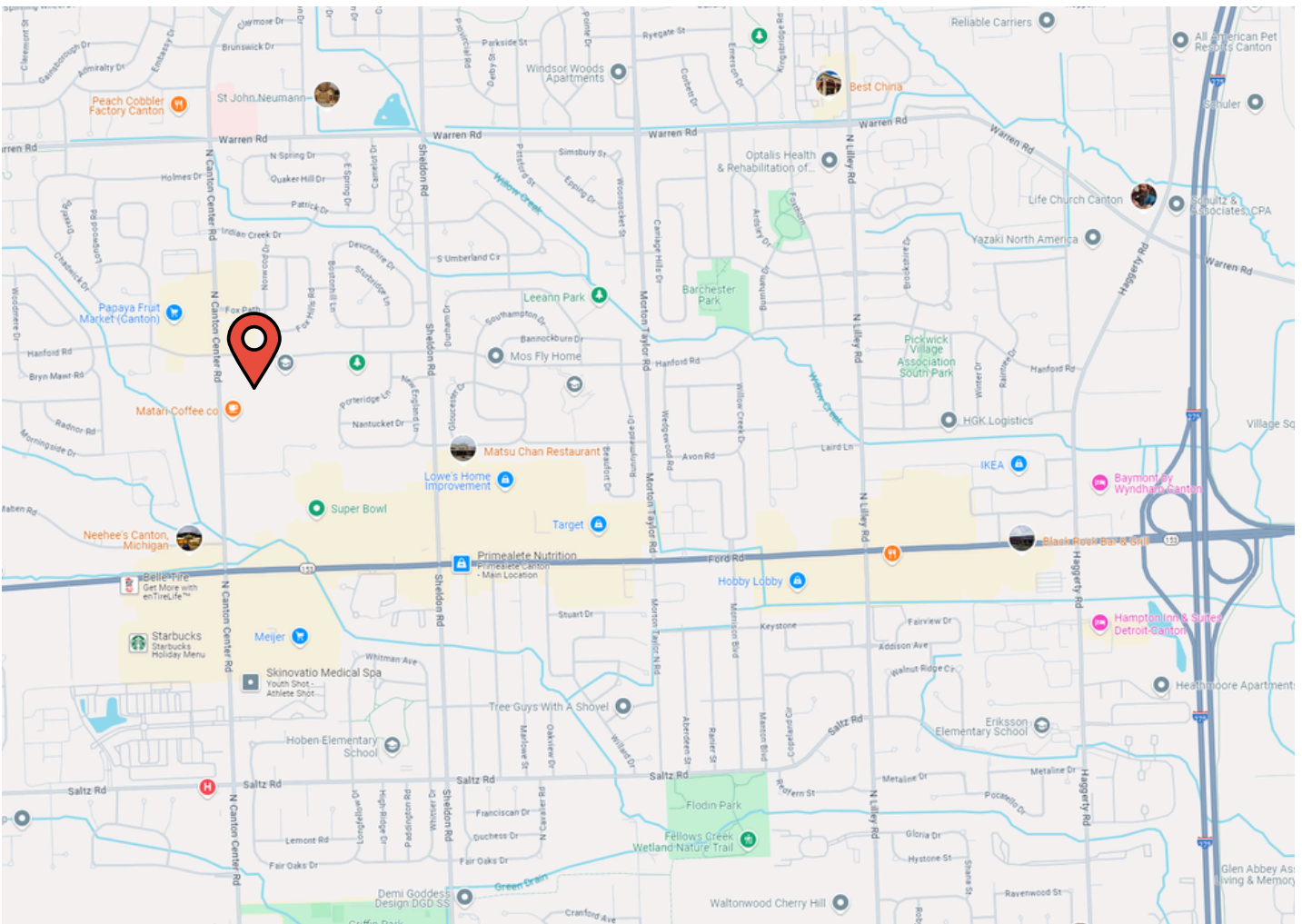
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Location Highlights:

- Located in the growing, affluent Canton Township along North Canton Center Rd. between Ford Rd. and Warren Rd.
- Conveniently situated between Detroit and Ann Arbor, enhancing the township's attractiveness for commuters
- Easy highway access with proximity to I-275 at the Ford Rd. exit
- Surrounded by key amenities for residents, including several schools, parks, and shopping centers
- Only a 20-minute drive to Detroit Metro Airport (DTW)



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